

1 **Planning Board Minutes**  
2 **Tuesday, October 26, 2004**  
3

4 **Memorial Building**  
5 **150 Concord Street, Public Hearing Room**  
6

7 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, and Sue Bernstein.  
8 Carol Spack, Clerk and Andrea Carr-Evans arrived at 7.25. Also present were Jay Grande,  
9 Planning Board Director and MaryRuth Reynolds, Administrative Assistant.

10 **Meeting was called to order at 7:10 pm**  
11

12 **I. Covenant Extension for Wayside Circle and Doeskin II Subdivision**

13 *Sue Bernstein moved to extend the covenant for one year for Doeskin II*  
14 *Subdivision for the completion of construction. Ann Welles seconded the motion.*  
15 *The vote was 3 in favor 0 opposed. Sue Bernstein moved to extend the covenant for*  
16 *one year for Wayside Circle for the completion of construction. Ann Welles*  
17 *seconded the motion. The vote was 3 in favor 0 opposed.*

18 **II. Approval of Minutes**

19 The Board reviewed the minutes for May 10, 2004. Sue Bernstein stated that these  
20 minutes were done by an outside transcriber and that they are not up to their  
21 standards but felt the Board should accept them anyway. Sue Bernstein moved to  
22 accept minutes as is with additional edits. Ann Welles seconded the motion. The vote  
23 was 3 in favor 0 opposed.

24 The Board reviewed the minutes for September 21, 2004. Sue Bernstein moved to  
25 approve the minutes with minor edits and corrections. Ann Welles seconded the  
26 motion. The vote was 3 in favor 0 opposed.  
27

28 **III. Discussion on Brimstone Estates II**

29 Jay Grande noted the correspondence made available to the Board relative to this  
30 discussion; Gate Plan doc# 1187-04, doc# 1228-04, doc# 1221-04, 1217-04. Jay  
31 Grande stated that he had received a complaint from an abutter regarding the access  
32 issues the gate creates. He has asked that the Fire, Building and Engineering  
33 departments conduct a site visit. Jay Grande briefly described the gate and the access

1 issues around the site. Jay also stated that he had suggested to the applicant the idea  
2 pushing the gate back, but found the applicant was not in favor of that idea. He  
3 recommended to the Board to move it back anyway. Peter Barbieri responded by  
4 stating that the gate is located where is it shown on the subdivision plans and that the  
5 only change made from what was approved was the width of the pavement going  
6 through the gate. This was changed because of the town water betterment and the fire  
7 hydrant that was installed in the middle of the road before the gate. Peter Barbieri felt  
8 that moving the gate back into the site would create a bigger problem because the  
9 road is narrower further in. He also discussed with the Board the gate emergency  
10 access system, the position of the pillars, road width and access pedestrian gate. Jay  
11 Grande noted that the letter from the fire department doc #1217-04 stated that the  
12 width of the gate was to be no smaller than 14.8 ft. Peter Barbieri noted that the gate  
13 entrance when fully open was 15.2 from pillar to pillar. The Board wants an updated  
14 plan to reflect the actual gate dimensions. Attorney Peter Stanton who represented  
15 Mark Paul (Resident, 14 Woodstock Dr.) presented pictures to the Board and noted  
16 that the gate is placed across the street from Mr. Paul's driveway. He stated that this  
17 will make it hard to make the turn around the cul-de-sac. He also wants the board to  
18 address some construction procedure concerns mainly trucks blocking the driveway,  
19 working before and after the allowed times, truck traffic. The Board asked Peter  
20 Barbieri to speak with the applicant about abiding by the hours of operation and that  
21 idling of trucks is not allowed, and not to block driveways. The Board asked that  
22 residents report violations to the Board or Building Department. Jay Grande stated  
23 that the board still needs to receive a complete plan and comments from Engineering.  
24 He also stated that the applicant had requested to finish the wall. Sue Bernstein stated  
25 they had received 2 letters from Conservation Commission and wanted to know what  
26 was going on with these. Ann Welles stated that the Brimstone decision include a  
27 stipulation that they comply with all conservation commission requirements. Jay  
28 Grande stated that there had been damage to Woodstock Drive and how to address  
29 that. Peter Stated that they met with engineering and that the damage was not caused  
30 by their truck traffic. The Board discussed the SVT letter in regards to the open  
31 space. The Board would like Jay Grande to draft a letter to Conservation

Commission.

*Ann Welles moved that the planning Board send a letter of endorsement for the transfer of open space in Brimstone Estates, that transfer of the open space parcel will be made as outlined in doc 1221-04 and instruct Mr. Franchi. Andrea Carr-Evans seconded the motion. The vote was 5 in favor and 0 opposed.*

Jay Grande needs to write a letter to Mr. Franchi in regards to the naming of the road. This discussion will resume on November 9, 2004.

**IV. Continued Public Hearing for Site Plan Review Approval, Special Permit for Use, and Special Permit for Reduction on the Required Number of Parking Spaces, Public Way Access Permit, Samuels & Associates, 350 Cochituate Road, Lowe's Home Supply Store.**

In attendance for the applicant Paul Galvani, John Shipe, Rick Bryant and Tom Benjii, Larry LePere, Leslie Cohen. Also attending were town consultants Ed Fuller, Art Scarneo and Heather Monticup. Jay Grande updated the Board and noted the documents needed for this hearing doc# 1179-04, #1183-04, #1186-04 and #1222-04, #1224-04. Rick Bryant started the discussion with an overview of traffic and how they responded to comments made by GPI. He stated that they supplied GPI with additional information as requested and they tried to accommodate all the recommendations made. GPI suggested a deceleration lane at the truck entrance which Rick Bryant stated is feasible to do, however they will lose a substantial amount of green space, with the same issue happening on the connector road if a third lane for turning is provide . He feels that this is a decision the Board will have to make because of the loss of green space. Art Scarneo noted that these were the two options that they felt could to be addressed. He felt that the deceleration lane could be removed if the green space loss was not desired; however he felt that they should consider the left turn lane on the connector road, because that design is better aligned. The applicant did design an alternative design which Art Scarneo felt would also be acceptable. Carol Spack asked about signals being installed at the intersection with Target. Art Scarneo responded by stating that the signals could cause problems by backing up the queue into the Rte 30 intersection. Carol Spack wanted to know if the

1 applicant addressed the radius of the end islands. Art Scarneo stated that yes this had  
2 been addressed by reducing the size of the islands and increasing the width which  
3 changed the radius. Ann Welles stated she felt she would rather see the landscaping  
4 instead of the deceleration lane. Sue Bernstein wants something installed to help  
5 prevent the trucks from driving over the landscaping at the truck entrance. Thomas  
6 Mahoney felt that trucks needs to get off the road way as quickly as possible and  
7 doesn't feel that the deceleration lane is needed now but wants to reserve the right to  
8 revisit it again and suggested possibly planting only grass incase they need the  
9 deceleration lane in the future. Ann Welles asked about delivery schedules. The  
10 applicant responded that they are approximately 3 to 6 full tractor trailers starting at  
11 around 5:30-6:00 am and ending some time around 8:00 pm and then many smaller  
12 trucks throughout the day. Thomas Mahoney suggested that they limit tractor trailers  
13 to non-peak hours. The Board decided that for now the deceleration lane isn't a  
14 needed feature. The Board discussed the left turn lane into Target. Paul Galvani noted  
15 that there was another issue between the consultants with the alternate access to the  
16 site and two different designs. The Board discussed this issue. Tom Benjamin  
17 discussed the updated landscape design. He pointed out the changes made since the  
18 last hearing and noted that they intend to relocate the existing rhododendrons. He  
19 briefly reviewed the other types of plants they intend to use and touched on the park  
20 like area along the garden center. Ed Fuller, Town landscaping Consultant, stated that  
21 he provided the board with his most resent report, which he reviewed. He stated that  
22 he tried to focus on the saving of plant life already existing on the site, which he felt  
23 that applicant had responded very favorable. He noted that there are a few small items  
24 that need to be addressed, but overall the applicant was headed in the right direction.  
25 He suggested that the islands be marked out before paving of parking lot and have 2  
26 feet of loam to allow the plant material ample room for growth and noted that he  
27 would like this noted in the decision. Thomas Mahoney stated that the Board would  
28 leave the issue of the intersection next to the garden center until they discuss the final  
29 landscaping on the garden center.

30 ***This hearing was continued to November 16, 2004 at 7:45.***  
31

1       **V. Continued Public Hearing for Site Plan Review Approval, Special Permit for**  
2       **Use, and Special Permit for Reduction on the Required Number of Parking**  
3       **Spaces, Special Permit for Dimensional Relief from Off-Street Parking**  
4       **Requirements and Public Way Access Permit, Murphy and McManus, 380**  
5       **Waverly Street, Community Health Center.**

6       In attendance were Paul Galvani, Matt Assia, Rick Bryant, Peter McManus and Town  
7       Consultant Jim Winn. Paul Galvani stated that to help alleviate the number of parking  
8       spaces needed the applicant has decreased the gross floor area of the building. The  
9       Building will be only two stories entirely eliminating the third floor which reduced  
10      the gross sq ft to approx. 24,339sq ft. He stated that the applicant wants to get a  
11      consensus from the Board on an agreed upon amount of offsite parking. Jim Winn  
12      reviewed his letter to the board dated October 22, 2004 noting the outstanding items.  
13      He stated that they requested that the intersection within 1000 feet be studied, which  
14      they were but did not include the impact of the train. He also felt that they should  
15      look at traffic impacts on intersection of Union and Lincoln Streets. He stated that  
16      they felt that there should be 93 parking spaces based on their observations, of this  
17      number 55- 60 spaces should be onsite for patient demand without staffing.  
18      Paul Galvani stated that the onsite parking today is 40 spaces, but noted that the letter  
19      stated onsite or an immediately adjacent parking lot, which was confirmed by Jim  
20      Winn. There was a discussion with the applicant regarding the parking issues. The  
21      Board decided that the applicant should provide 100 spaces within reasonable  
22      distance and of this number 60 spaces need to be located on site. Paula ?? read a  
23      memo regarding parking at the Portuguese Club into the record. Residents were  
24      generally concerned with the parking and traffic issues. The Board wants the  
25      applicant to provide a solid written proposal on the parking agreements.

26      *This hearing was continued to December 7, 2004 at 7:45*

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28      **VI. Public Hearing for Extension of Special Permit for Use and for Special Permit**  
29      **for Reduction in the Required Number of Parking Spaces, OCP Limited**  
30      **Partnership, 500 Old Connecticut Path.**

31      In attendance for applicant was Joe Jenkins. Precinct 3 was also represented. Joe

Jenkins explained that they were before the board a few years ago and a new building addition was approved, however construction has not started to date. He stated that they hopefully will be starting construction in 2006, without any changes from the previous approvals and asked that the Board grant a 2 year extension on the approvals. Jay noted that there was a clause that allowed the Board to reallocate the mitigation funds and that there was a letter about the drainage system. Jay Grande stated that other than the mentioned items he felt that was no reason not to extend the permits. There were some concerns regarding the cutting of trees along the road exposing the parking lot to the community and how it would be left or replanted. The Board needed time to review the new issues regarding mitigation and screening.

*This hearing was continued to November 23, 2004 at 8:00 pm.*

**VII. Executive Session**

*Ann Welles moved to enter into executive session to discuss Natick Mall Expansion review and any other pending cases and then to leave executive session to adjourn the regular meeting. Andrea Carr-Evans seconded the motion. A roll call vote, all in attendance vote in favor.*

**V. Meeting adjournment**

*Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote was 5 in favor 0 opposed. Meeting adjourned at 12:15am.*

Respectfully submitted,  
Mary Reynolds  
Recording Secretary

**\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE  
PLANNING BOARD MEETING OF DECEMBER 14, 2004**

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Thomas Mahoney, Chairman